



MECKLENBURG COUNTY

Land Use & Environmental Services Agency

Code Enforcement

Q&A Consistency Meeting Agenda for Plumbing, July 2017

1. **Question:** Can a central vacuum system in a condo, located in a highrise, use PVC piping?

Answer: Neither the plumbing or mechanical code addresses central vacuum systems in dwelling units. After discussing with the Building CA; the code prohibits Drain, Waste and Vent pipes in a highrise from being PVC or non-metallic. The code does allow water distribution to be non-metallic piping. The difference is the water distribution is filled with water. The central vacuum lines would be no different than the DWV piping on the pumping system. Based on the intent of the code, the central vacuum piping would need to be metallic if located in a highrise.

2. **Question:** If a bedpan washer is part of a watercloset, does it need its own vent and primer?

Answer: No, even though these are branded as bedpan washers, they are nothing more than a faucet over the watercloset. These are used to rinse out the bedpan and empty it into the watercloset to be disposed of.

3. **Question:** We are designing a 5,376 SF equipment maintenance building. We have one water closet in the building and it is in a room by itself. We have a utility sink located just outside of the water closet room. Do we need to provide a lavatory in the same room as the water closet or are we okay with the utility sink located just outside of the water closet room?

Answer: Yes, Per section 405.3.2, the required lavatory must be in the same room as the required watercloset.

405.3.2 Public lavatories. In employee and public toilet rooms, the required lavatory shall be located in the same room as the required water closet, except in Education K-5, lavatories may be provided in a common toilet room vestibule, visible from the corridor.

4. **Question:** The seat on a water closet has to be elongated and have an open front, but can it also have a lid?



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Answer: We can find nothing in the plumbing code or the ADA code that would prohibit a seat with a lid. It would add an additional challenge to a disabled person, but it would be allowed. The ADA height would be to the seat, not the lid.

5. **Question:** Are overflows required on lavatories?

Answer: No, The standards use to require them, but they were changed between 2006 and 2009.

2009 IPC Commentary

"Standards previously required lavatories to have an overflow; however, that is not currently the case. The provision of an overflow and its location is an option of the manufacturer. The reason for eliminating the overflow requirement was the lack of use, which resulted in the growth of bacteria and microorganisms."